

TOWN OF LOS ALTOS HILLS

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Skylight Permit

PLANS & PERMITS

1. A completed building permit application.
2. The installation of new skylights requires a Building Permit.
3. A roof plan is required that details size and location of the skylight(s), notes if they are fixed or operating, lists the slope of the roof and the size and spacing of the rafters. A framing detail (roof & ceiling plan and cross-section) of the opening must be provided.
4. Operating skylights are to be 10' from or 3' below a plumbing vent, 4' from or 1' below a gas flue, and 3' from and 1' below an air exhaust duct; otherwise it must be Fixed.
5. Vents are to be relocated away from the skylight, a Plumbing or Mechanical permit may also be required. If lights are being relocated or added, an electrical permit is required.
6. ICC number and manufacturer specifications for the skylights (2 sets).

INSPECTIONS

1. At least **two inspections** are usually required to inspect rough frame, insulation, flashings, any vent relocations, and the smoke alarms are upgraded. Locate smoke alarms per CBC 310.9.1.4 in each sleeping area or room, also halls, top of stairs, and raised ceilings or shafts off bedroom halls that are over 24" high.
2. For each inspection, the Permit, City-Stamped Drawings, and ICC/ICBO Report (if applicable) must be on site, and the inspector must be provided access to the work. Note: Inspectors do not carry ladders.
3. Residential skylight sheetrock nail typically does *not* require Inspection, but do not use greenboard on ceilings.

GLAZING REQUIREMENTS

- All dwelling skylights must be dual glazed and have a minimum U-value of .75.
- Plastic skylights must comply with CBC Chapter 26 and the ICC Listing number provided.

- For glass skylights, the glazing must comply with CBC Chapter 24, which details laminated, wired, heat-strengthened, and tempered glazing in skylights as well as screening requirements for glass skylights. The type of glazing being used must be listed by an approved agency.
- Skylights shall be designed to reduce emitted lights, and no lighting may be placed within the skylight well.

FRAMING REQUIREMENTS

Conventional framing must comply with the following:

1. The roof slope must be a minimum slope of 3:12 or greater.
2. Rafters must comply with allowable spans.
3. If existing roof spans were met by purlins being installed, support struts that extend to bearing walls must be re-installed at the mid span of the rafters and trimmers.
4. Trimmers and headers shall be doubled when the span of the header exceeds 4 feet.
5. The ends of header rafters more than 6 feet long shall be supported by adequate framing anchors (Simpson A35/eq), or joist hangers (LU26/btr).

Truss roofs:

1. If trusses are cut, the plans must be stamped by an engineer, with calculations and details of any repairs provided.
2. If conventional framing is installed around the opening, engineering is not required.

Curb requirements:

1. Glass Skylights that are installed on roofs that are less than a 12:12 slope must be mounted on curbs that are at least 4 inches above the roof plane.
2. Plastic skylights shall be mounted on curbs that are at least 4 inches above the surface of the roof. Curbs may be omitted on ICC Listed self-flashing skylights when installed on roofs with a minimum slope of 3:12.
3. Skylights [and curb] are to be flashed and securely fastened per the manufacturer's recommendations.